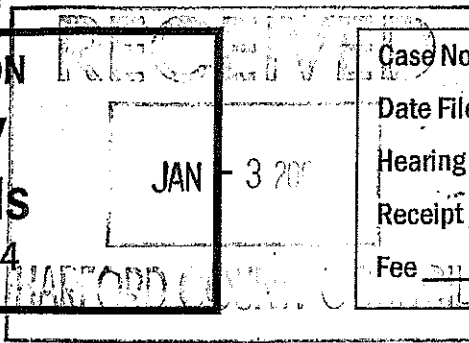


STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014



Case No. 5586
Date Filed 12/22/06
Hearing Date _____
Receipt _____
Fee \$50.00

Shaded Areas for Office Use Only

Type of Application

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☐ Change/Extension of Non-Conforming Use
☒ Minor Area Variance
☐ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code _____

CASE 5586 MAP 41 TYPE Variance

ELECTION DISTRICT 03 LOCATION 916 Felicia Ct, Bel Air, MD 21014

BY John Nevins

Appealed because a variance pursuant to Section 267-36B, Table VI and Section 267-23C (1) (a) (6) of the Harford County Code to permit a deck to encroach the 30' rear yard setback (26' proposed) in the R3/COS District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name John Nevins Phone Number 410 638-7087
Address 916 Felicia Court Bel Air MD 21014
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Land DescriptionAddress and Location of Property 916 Felicia CourtSubdivision Frumschweizer Lot Number 326Acreage/Lot Size 2845 ft Election District 03 Zoning R3/COSTax Map No. 41 Grid No. 3A Parcel 632 Water/Sewer: Private ☐ Public ☒List ALL structures on property and current use: deck, shed, townhouseEstimated time required to present case: 20 minutesIf this Appeal is in reference to a Building Permit, state number noneWould approval of this petition violate the covenants and restrictions for your property? noIs this property located within the County's Chesapeake Bay Critical Area? Yes ☐ No ☒

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes ☒ No ☐Is this request within one (1) mile of any incorporated town limits? Yes ☒ No ☐**Request**Minor Variance for rear-yard setback of deck**Justification**Please see attached

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

My townhouse is unique because it is a corner lot and the property lines continue to curve closer the townhouses as they approach my corner lot. My corner lot turns out to be one of the smaller lots in the development (I have attached a copy of the location drawing and aerial photograph to show this).

My rear-yard deck has 1 corner that is 28⁶ feet within the property line and is the reason why I am requesting a minor variance to the 30 ft setback law. There is only 1 corner within the 30ft property line because of the curvature of the property line and the other corners are beyond the 30 ft.

Finally, the deck was part of the house when I purchased it in 2003 (I have also included a copy of the listing to show this).

Don and Allison Heiderman
916 Felicia Ct
Bel Air, MD 21014

FOR SALE BY OWNER:

**3 BEDROOMS, 2.5 BATH, *END OF Group Townhouse*
In the sought after community of Deer Run**

Price: \$199,000 or best offer

MUST SEE - Call any of the following numbers for an appointment:

410-893-1003 (Home)

410-499-7345 (Cell)

410-262-4392 (Cell)

Schools: Hickory Elementary School
Southampton Middle School
C. Milton Wright High School

- Located in the convenient and highly sought-after Deer Run community in Bel Air, Maryland.
- This home backs to woods and comes complete with both a patio and a deck to enjoy the scenic outdoor setting. Deer are usually seen around dawn and dusk.
- The Deer Run community is known for its wonderful mix of single-family homes, townhouses and the newly to be built condominiums located off of Congowingo Rd.
- The location is ideal with easy access to numerous major arteries, as well as, to shopping centers, restaurants, professional offices, movie theaters, recreational activities, and more.
- The first impression of this home is and inviting one. The brick front exterior, bay windows and the unique rear window arrangement off of the sunroom, create an almost custom built feeling.
- The interior of this home features a nine-foot ceiling on the main level.
- The living and dining rooms are flooded with light through two bay windows. The dining room features an elegant decorative column.

- You will love the open country kitchen complete with abundant cabinet space, custom double pantries, charming storage bench and large breakfast area.
- Enjoy the tranquil views of this setting from the sunroom complete with custom designed window package and ceiling fan.
- The sunroom leads to a large deck, which enables you to extend the indoor dining space to a wonderful, scenic outdoor setting.
- The third level is comprised of three spacious bedrooms and two full baths.
- The master suite comes complete with a vaulted ceiling, walk in closet and ceiling fan. The private garden bath features a large soaking tub, separate shower and a double vanity. The entire master suite has a beautiful wooded view.
- The lower level of this home is finished with a built in entertainment area for your large screen TV, DVD player and has been pre wired for your surround sound system. An additional room in the basement can be used for an office, child's play room or even as a 4th bedroom.
- The lowest level also features a utility/storage room with laundry area, utility sink, workbench and convenient access to furnace/ water heater.
- The lowest level also includes a three-piece rough for your extra bathroom if needed?
- Multiple phone lines in this home offer availability for separate home, work, and/or fax numbers. The third level office/3rd bedroom has a pre-wired millennium package ready for inter-net use.
- All Draperies and shades are to be conveyed (exception: master bedroom curtains)

Interior Features & Inclusions:

- **GE Washing Machine and Dryer –**
- **GE Microwave – Built-in w/exhaust & light**
- **GE Gas Range**
- **GE Side-by-side Refrigerator w/ ice maker and door water/ice dispenser**
- **Deadbolt locks – All exterior doors**
- **Hunter Ceiling Fans – 1 Master bedroom, 1 Sunroom, 2 Lower level**
- **Humidifier for the Furnace will be conveyed, however, needs to be installed.**
- **All drapes/curtains – with the exception of curtains in master bedroom.**
- **Workbench in basement**
- **Brand new "Forever View" storm door. Ready fir installation**

THANKS FOR LOOKING!

CALL TODAY FOR AN APPOINTMENT!

Presenting



**916 Felicia Ct.
Bel Air, MD 21014**

ASD

2004 Aerial Photograph

